

**EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL  
LISTING AGREEMENT**

This is a legally binding agreement - **READ IT CAREFULLY**

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

- 1 Are you currently a party to a referral agreement with a relocation company or another real estate broker?  YES  NO
- 2 **1. EXCLUSIVE RIGHT TO SELL.** I, the undersigned Owner, hereinafter called "Owner", hereby employ and grant \_\_\_\_\_
- 3 \_\_\_\_\_, hereinafter called "Broker", the exclusive and irrevocable right commencing on \_\_\_\_\_
- 4 \_\_\_\_\_, and expiring at midnight on \_\_\_\_\_, to sell or exchange the real property
- 5 situated in the City of \_\_\_\_\_, County of \_\_\_\_\_, Mississippi, located at:
- 6 Legal Description: \_\_\_\_\_
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_
- 9 \_\_\_\_\_
- 10 **2. LIST PRICE.** The list price shall be \$ \_\_\_\_\_ and on the following terms \_\_\_\_\_
- 11 \_\_\_\_\_ or other price and terms that are acceptable to me.
- 12 **3. MULTIPLE LISTING SERVICE (MLS).** Broker is a Participant of the \_\_\_\_\_ Multiple
- 13 Listing Service (MLS) and this listing information will be provided to the MLS to be published and disseminated to its Participants.
- 14 The Listing Broker is also authorized to report the sale, when it occurs, including the price, terms and financing for the publication,
- 15 dissemination, information and use by authorized members, MLS participants and Subscribers. The Listing Broker is authorized to
- 16 cooperate with other licensed Brokers/Agents to sell this property and to share the compensation resulting from the sale with the
- 17 Selling Broker on a basis solely determined by the Listing Broker. It is the policy of the Listing Broker to compensate the Selling
- 18 Broker a percentage of the total agreed upon sales price as follows: \_\_\_\_\_
- 19 \_\_\_\_\_
- 20 **4. COMPENSATION.**
- 21 (a) Owner agrees to pay Broker, irrespective of agency relationship(s), [CHOOSE ALL THAT APPLY]: a commission of \_\_\_\_\_
- 22 \_\_\_\_\_ % of the selling price; a flat commission of \$ \_\_\_\_\_ if the property is sold during the term herein
- 23 set forth; If the property is sold, transferred, conveyed, leased or rented without the written consent of Broker or made
- 24 unmarketable by Owner's voluntary act during the term hereof or any extension hereof, Owner agrees to pay Broker a commission
- 25 of \$ \_\_\_\_\_ (ALL items marked constitute aggregate commission to be designated "broker's commission" in
- 26 closing statement)
- 27 (b) The compensation provided for in subparagraph (a) above if property is sold, conveyed, or otherwise transferred within \_\_\_\_\_
- 28 days after the termination of this Contract or any extension thereof (Protection Period) to anyone to whom this property was shown
- 29 provided Owner has received notice in writing, including the names of the prospective purchasers, before or upon termination of
- 30 this agreement or any extension thereof.
- 31 (c) Owner shall be obligated to pay the compensation provided for in subparagraph (a) if, in the event of breach by Buyer, Seller
- 32 successfully secures specific performance by Buyer.
- 33 (d) Owner shall not be obligated to pay the compensation provided for in subparagraph (a) if a valid listing agreement is entered into
- 34 during the term of said Protection Period with another licensed real estate broker and a sale, lease or exchange of the property is
- 35 made during the term of said valid listing agreement.
- 36 **5. DEPOSIT:**  Listing  Selling Broker is authorized to accept and hold on Owner's behalf any deposit of earnest money set forth
- 37 in the Contract between the parties. In the event Buyer's earnest money is forfeited, one-half (1/2) of the same shall be retained by or
- 38 paid to the Listing Broker as their compensation, provided that the Listing Broker's portion of any such forfeited deposit shall not
- 39 exceed the amount of the above-referenced fee, and the remainder shall be paid to Owner.
- 40 **6.** I authorize Broker to advertise my property on the Internet  YES  NO
- 41 I authorize Broker to place a lockbox on my property  YES  NO
- 42 I agree to provide a Home Warranty upon sale of property  YES  NO
- 43 I authorize Broker to accept a deposit of earnest money  YES  NO
- 44 I authorize Broker to obtain mortgage information on the above described property  YES  NO
- 45 ACCT# \_\_\_\_\_ Mortgage Company \_\_\_\_\_
- 46 \_\_\_\_\_ Address \_\_\_\_\_
- 47 I authorize Broker to place a For Sale/Sold sign on my property  YES  NO
- 48 I authorize Listing Broker to disclose to buyers or cooperating brokers the existence of offers on the property  YES  NO



- 49 7. The Listing Broker is hereby authorized as an MLS Participant to:  
 50  Offer other licensed Brokers cooperation and compensation but not by subagency  
 51  Offer other licensed Brokers Subagency and compensation  
 52  Act in the capacity of a Disclosed Dual Agent

53 8. **IMPROVEMENTS:** All improvements and appurtenances are included in the Purchase Price including, if now in or on the Property,  
 54 the following: lighting fixtures and their shades, ceiling fans, drapery and curtain hardware, window shades and blinds, window and  
 55 door screens, stationary laundry tubs, water heaters, smoke detectors, built-in security systems, TV antenna and satellite dish and  
 56 complete rotor equipment, mailbox, remote control garage door opener(s), water pump and pressure tank, built-in kitchen appliances,  
 57 attached gas grill, awnings, all plumbing and heating and air conditioning equipment including any window units. Seller shall provide  
 58 to buyer or selling broker at closing at least one (1) exterior door key to the main dwelling.  
 59

60 \_\_\_\_\_  
 List any leased equipment:

61 **Is security system under contract that must be fulfilled?**  YES  NO

62 9. **LEAD BASED PAINT:** If dwelling was built before 1978, a lead-based paint inspection may be required and the presence of known  
 63 lead-based paint must be disclosed.

64 10. **HOMESTEAD EXEMPTION:** Homestead exemption  is or  is not in effect for the current year as represented by the Property  
 65 Condition Disclosure Statement.

66 11. **OWNER'S ACKNOWLEDGEMENT.** I hereby certify that all information provided herein and on the Property Condition Disclosure  
 67 Statement attached has been written by me and is complete, true and accurate to the best of my knowledge and belief. I, the Owner,  
 68 agree to defend, indemnify and hold harmless the Broker and their salespersons against and from any losses, damages, claims, suits at  
 69 law (including court costs and attorneys fees) or other costs or expenses relating to or resulting from any actual or alleged inaccuracy  
 70 or incompleteness of the property information contained herein or any other information provided by me.

71 By signing below I acknowledge that the mandatory **Working With a Real Estate Broker** disclosure form has been fully explained to  
 72 me and I acknowledge receipt of a signed copy. I, as Owner, acknowledge that I have read and understand this Agreement and, have  
 73 received a copy. I further acknowledge that I have good title to the Property and full authority to execute this Agreement. I further  
 74 agree to permit Broker to reassign me to another agent within the firm for representation should I and Broker agree that reassignment is  
 75 best.

76 12. **BROKER ACKNOWLEDGEMENT.** Broker/Agent agrees: (1) to exercise all duties to Seller(s) as set forth in the **Working With a**  
 77 **Real Estate Broker** disclosure prescribed by the Mississippi Real Estate Commission, including the fiduciary duties of confidentiality,  
 78 obedience, disclosure, full accounting and the duty to use skill, care and diligence; and (2) to exercise the duty of honest and fair  
 79 dealing to Seller(s) and Buyer(s).

80 13. **EQUAL HOUSING OPPORTUNITY:** This property is offered in compliance with applicable anti-discrimination laws.

81 14. **ATTORNEY FEES:** In any legal action, proceeding or arbitration arising out of this Agreement, the prevailing party shall be entitled  
 to reasonable attorney's fees and costs from the non-prevailing party.

82 15. **ENTIRE AGREEMENT.** There are no other agreements or conditions except as set forth herein and on the MLS profile sheet  
 83 attached, if any. No verbal statements, representations, promises or inducements shall have any validity or effect nor shall be a part of  
 84 this Agreement. Any amendments, changes, additions or deletions to this Agreement must be in writing signed by all parties. Owner  
 85 should seek professional, legal and/or tax advice.

86 16. **NOTICE.** Any notices required or permitted to be given under this contract shall be delivered by hand or mailed by certified or  
 87 registered mail, return receipt requested, in a postage prepaid envelope; by nationally recognized overnight carrier service; by facsimile  
 88 with receipt acknowledgment (if the fax number is listed below); or by email (if the email address is listed below), at Sender's option,  
 89 and addressed to Owner as follows:

90 Address: \_\_\_\_\_  
 91 Facsimile: \_\_\_\_\_  
 92 Email: \_\_\_\_\_

93 Signed this the _____ day of _____, at _____ <input type="checkbox"/> a.m. <input type="checkbox"/> p.m., and a <b>copy</b> hereof received:	
94 BROKER: _____	OWNER: _____
95 Broker's Firm Name _____	Phone: _____
96 _____ Broker's Affiliated Salesperson	OWNER: _____
97 Phone: _____	Phone: _____

